



1, Hunters Close,  
Dunnington, YO19 5QH  
£475,000





## ABOUT THE PROPERTY

---

Welcome to this charming detached dormer bungalow located in a tranquil cul de sac within the sought-after village of Dunnington.

This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. There is also a kitchen with plentiful cupboard and workspace opening into the sun room, and a downstairs bedroom and bathroom. To the first floor lies two double bedrooms and a shower room.

Externally, the property offers a delightful front garden with driveway providing ample off road parking leading to the single garage. The rear garden is fully enclosed and mainly laid to lawn with a paved seating area, a pergola and enjoying an open aspect to the rear.

Whether you're looking to downsize or seeking a family home, this detached bungalow provides a wonderful opportunity to create your own haven and would be suitable for a range of discerning buyers.

Don't miss out on the chance to make this lovely property your own in the heart of Dunnington.









Tenure: Freehold  
City of York Council  
Band: D

## THE ACCOMMODATION COMPRISES:-

### ENTRANCE HALL

Door to front.

Cupboard housing electric and gas meter, stairs to first floor, laminate wood flooring, under stairs cupboard. Cupboard housing gas fired boiler.

### SITTING ROOM

4.61 + bay x 3.74 (15'1" + bay x 12'3")

Bay to front.

Laminate wood flooring. Gas fire in modern surround. Radiator.

### BEDROOM TWO / DINING ROOM

4.67 x 3.33 (15'3" x 10'11")

Window to front.

Radiator.

### BEDROOM FOUR

3.08 x 3.50 (10'1" x 11'5")

Window to rear.

Radiator.

### BATHROOM

2.67 x 1.64 (8'9" x 5'4")

Window to rear.

Suite comprising 'P' shaped bath with shower over, low flush WC and pedestal hand basin. Chrome ladder style radiator, part tiled walls, tiled flooring and extractor fan.

### KITCHEN

3.66 x 3.66 (12'0" x 12'0")

Window to side.

Wall and base units, Rangemaster oven, space for fridge and dishwasher, 1 1/2 Belfast sink, radiator and laminate wood flooring.

### SUNROOM

3.35 x 2.55 (10'11" x 8'4")

Windows to side and rear. French doors to rear.

Laminate wood flooring.

### FIRST FLOOR LANDING

Velux window.

### BEDROOM ONE

4.09 x 4.59 (13'5" x 15'0")

Window to rear.

Radiator and access to eaves storage.

### SHOWER ROOM

2.02 x 2.06 (6'7" x 6'9")

Window to rear.

Suite comprising corner shower cubicle, low flush WC, pedestal hand basin. Part tiled walls and tiled flooring. Chrome ladder style radiator and extractor fan.

### BEDROOM THREE

3.56 x 3.64 (11'8" x 11'11")

Window to rear.

Radiator. Access to eaves storage.

### OUTSIDE

Externally, the property offers a delightful front garden with driveway providing ample off road parking leading to the single garage. The rear garden is fully enclosed and mainly laid to lawn with a paved seating area, a pergola and enjoying an open aspect to the rear.

### ADDITIONAL INFORMATION

#### SERVICES

Gas fired central heating, Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

None of the appliances have been tested by the Agent.







#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

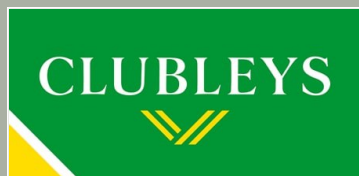
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



8 The Square, Stamford Bridge, York,  
YO41 1AF  
01759 373709  
[sb@clubleys.com](mailto:sb@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	84
EU Directive 2002/91/EC			

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.